

September 2025

Beecher Road School

Facilities Department Monthly Report

CLEAN

SAFE

HEALTHY

SCHOOLS

Vito Esparo

Facilities Manager

Beecher Road School

40 Beecher Road

Woodbridge, CT 06525

Phone: 203-389-2195

Fax: 203-389-2196



Completed projects:

- The relocation of a water pipe running to the D-Wing vestibule heater has been completed. The pipe was blocking the motor cabinet for the D-3 FCU unit. Upon the completion of the pipe relocation a motor was replaced in the FCU unit servicing the space.
- Dripping HW valves were replaced in the Greenhouse & North Office. Both valves & actuators were upgraded. Older actuators were kept for emergency replacements.
- Our new NFS2-640 Intelligent Fire Control Panel has been installed and tested.
- The 24-25 grounds project is complete. Final line striping was finished during August
- The bearings on the supply motors in RTU2 and ERV2 both have been replaced.
- Over the summer a host of inspections have been completed including but not limited to; sprinkler, kitchen ansul, fire extinguisher, emergency lighting, kitchen hood, playground, gym equipment, and fire alarm testing.
- The LED parking lot lighting located on the roof of the pool has been grounded.
- Refurbishment of the Kindergarten playground entrance gate has been completed.
- During the 2nd week of August all MERV-13 HVAC filters were changed. The next filter change is scheduled for December break.
- Over the summer the BRS walking loop received refurbishment which included replenishment of walking surfaces and tree trimming.
- During August a representative working for the State of Connecticut DPH Asbestos Program was onsite to inspect our compliance and records. The district passed inspection.
- The faucet motion sensor has been replaced on the student restroom outside B-8
- During the month of August over 105+ "fix-it" tickets were closed. This number is not inclusive of time-sensitive maintenance issues reported outside of fix-it. This number is also non-inclusive of the majority of HVAC repairs.

Projects in process

- The Annihilare cleaning system installation and roll out is on its way. Due to small custodial closet size some plumbing alterations may need to be completed to support all 3 units.
- In late August two chiller alarms were received. The replacement of a failed liquid level sensor has been approved and the repair is imminent. A quote for replacement of a failed computer board has been received. Unfortunately the failed board is no longer in production and an entire refurbishment of drive #1 has been quoted for repair. The refurbishment will be sent out and take 6-8 weeks making the repair improbable to be completed before isolating and shutting the chiller down in mid-October. We're expecting this repair to be completed in the spring when the chiller is re-started for cooling season.
- Our 3 year (formally 5 year) building wide radon testing has been scheduled for November.
- Replacement of the damage fence behind the tennis courts is imminent. Once the fencing arrives the replacement will be scheduled.
- Refurbishment of several pieces of custodial equipment is nearing completion. This includes a new vacuum motor on our Boost II and a new solution solenoid on our carpet extractor.
- A magnetic pole filter is scheduled to be installed on our DT loop. Preliminary testing with it picked up lots of debris. Permanent installation will be completed by our water treatment company when all parts arrive.

Outstanding issues to be addressed:

- Our current classroom thermostats are no longer being produced. A plan to upgrade the thermostats wing by wing is being considered.
- Water balancing of the HVAC water system was recommended to maximize cooling.
- The domestic hot water is back feeding into the domestic cold water. A large back-check valve in the North heat exchanger room has been quoted for replacement.